

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**JUNE 23, 2021
4:30 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O21-26 would amend the Subdivision Ordinance, Stafford County Code Sec. 22-166, "Parks, schools and public land;" Sec. 22-167, "Right-of-way additions;" and Sec. 22-221, "Curb, gutter and sidewalks, where required;" and the Zoning Ordinance, Stafford County Code Sec. 28-38, "Performance regulations;" Sec. 28-106, "Right-of-way protection;" and Sec. 28-256, "Required standards and improvements generally" to delete certain requirements and provisions relating to dedication of land and improvements to the County and to establish restrictions applicable to development of land within planned right-of-way areas. **(Time Limit: July 23, 2021)**

2. [RC19152912; Reclassification – Vulcan Quarry](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-2, Heavy Industrial Zoning District on 23.02 acres, consisting of portions of Tax Map Parcel Nos. 20-3A (18.63 acres) and 20-4A (4.39 acres); and a proposed proffer amendment on 558.36 acres zoned M-2, on Tax Map Parcel Nos. 19-64 (99.64 acres), 19-65 (239.41 acres), 19-67T (16.13 acres), 20-2 (56.65 acres), and a portion of 20-4A (146.53 acres) (collectively, "Property"). The zoning reclassification and associated proffer amendments would expand the area where stone extraction is permitted, allow for a new concrete manufacturing use, and provide a consistent series of development standards across the Property. The Property is subject to a concurrent conditional use permit ("Proposed Conditional Use Permit") request. The Property is located at the northern terminus of Dun Rovin Lane, approximately 2,800 feet north of Garrisonville Road, and along Vulcan Quarry Road, within the Rock Hill Election District. **(Time Limit: August 20, 2021) (History: May 12, 2021 Public Hearing Continued to June 23, 2021)**

3. [CUP19152911; Conditional Use Permit – Vulcan Quarry](#) - A request for a conditional use permit (CUP) to allow heavy industrial and heavy manufacturing uses not otherwise listed, specifically stone extraction, asphalt manufacturing and concrete manufacturing, in the M-2, Heavy Industrial Zoning District, on Tax Map Parcel Nos. 19-64 (99.64 acres), 19-65 (239.41 acres), 19-67T (16.13 acres), 20-2 (56.65 acres), 20-3A (21.91 acres), 20-4A (150.92 acres), and a portion of 20-3 (17.28 acres) (collectively, the "Property"). The Property is subject to a concurrent reclassification and proffer amendment request. The Property consists of 601.94 acres in total, located at the northern terminus of Dun Rovin Lane, approximately 2,800 feet north of Garrisonville Road, and along Vulcan Quarry Road, within the Rock Hill Election District. **(Time Limit: August 20, 2021) (History: May 12, 2021 Public Hearing Continued to June 23, 2021)**

UNFINISHED BUSINESS

4. RC20153340; Reclassification - Mainline - A proposed zoning reclassification from the R-1, Suburban Residential Zoning District to the UD-3, Urban Development - Residential Mixed Use Zoning District on Tax Map Parcel Nos. 45-67, 45-67A, 45-69, 45-94, 45-95, 45-96 (Property), consisting of 44.55 acres, to allow for the development of up to 264 apartments and 114 townhomes. The Property is located on the north side of Warrenton Road, approximately 3,000 feet east of Interstate 95, within the George Washington Election District. **(Time Limit: September 17, 2021)**
(History: June 9, 2021 deferred to July 28, 2021)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

5. [Yearly Expenditures](#) (to date)
6. Downtown Stafford
7. [Family Subdivisions](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. Comprehensive Plan 5-Year Update Subcommittee
Meeting – June 17, 2021 @ 3:00 PM; County Administration Conference Room & Virtual
Next Meeting – TBD
9. By-Laws Subcommittee
Meeting – June 17, 2021 @ 2:00 PM; County Administration Conference Room & Virtual
Next Meeting – TBD

CHAIRMAN'S REPORT

OTHER BUSINESS

10. New TRC Submissions
 - Cranes Corner Ind Pk Major Site Plan – Falmouth Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT